

## Preliminary land Use Service (PLUS)

**Delaware State Planning Coordination**

540 S. DuPont Highway • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-6958

Please complete this "PLUS application in its entirety. **All questions must be answered. If a question is unknown at this time or not applicable, please explain.** Unanswered questions on this form could lead to delays in scheduling your review. This form will enable the state staff to review the project before the scheduled meeting and to have beneficial information available for the applicant and/or developer at the time of review. If you need assistance or clarification, please call the State Planning Office at (302) 739-3090. Possible resources for completing the required information are as follows:

[www.state.de.us/planning](http://www.state.de.us/planning)  
[www.dnrec.state.de.us/dnrec2000/](http://www.dnrec.state.de.us/dnrec2000/)  
[www.dnrec.state.de.us/DNRECeis/](http://www.dnrec.state.de.us/DNRECeis/)  
[datamil.udel.edu/](http://datamil.udel.edu/)  
[www.state.de.us/deptagri/](http://www.state.de.us/deptagri/)

1. Project Title/Name: Double Eagle Farms Subdivision

2. Location: Townsend Road (SCR #303)

3. Parcel Identification #: 2-34-16-23

4. County or Local Jurisdiction Name: Sussex

5. Owner's Name: Double Eagle Farms, L.L.C. c/o Darin A. Lockwood

Address: 26412 Broadkill Road

City: Milton

State: DE

Zip: 19968

Phone: (302)684-4766

Fax: (302)684-8228

Email: dal@meridianengineers.com

6. Applicant's Name: Meridian Architects & Engineers

Address: 26412 Broadkill Road

City: Milton

State: DE

Zip: 19968

Phone: (302)684-4766

Fax: (302)684-8228

Email: jdk@meridianengineers.com

7. Engineer/Surveyor Name: Meridian Architects & Engineers

Address: 26412 Broadkill Road

City: Milton

State: DE

Zip: 19968

Phone: (302)684-4766

Fax: (302)684-8228

Email: jdk@meridianengineers.com

8. Please Designate a Contact Person, including phone number, for this Project: Jessica Nichols

<b>Information Regarding Site:</b>	
9. Area of Project(Acres +/-): 65.13	
10. According to the State Strategies Map, in what Investment Strategy Level is the project located? <input type="checkbox"/> Community <input type="checkbox"/> Developing <input type="checkbox"/> Environmentally Sensitive <input type="checkbox"/> Secondary Developing <input checked="" type="checkbox"/> Rural	
11. If this property has been the subject of a previous LUPA or PLUS review, please provide the name(s) and date(s) of those applications." n/a	
12. Present Zoning: AR-1	13. Proposed Zoning: AR-1
14. Present Use: Agricultural	15. Proposed Use: 70 Single family building lots
16. If known, please list the historical and former uses of the property , and any known use of chemicals or hazardous substances: Agricultural Applications	
17. Comprehensive Plan recommendation: If in the County, which area, according to their comprehensive plan, is the project located in: New Castle <input type="checkbox"/> Kent <input type="checkbox"/> Sussex <input checked="" type="checkbox"/>  Suburban <input type="checkbox"/> Inside growth zone <input type="checkbox"/> Town Center <input type="checkbox"/> Suburban reserve <input type="checkbox"/> Outside growth zone <input type="checkbox"/> Developing <input type="checkbox"/> Other <input type="checkbox"/> Environ. Sensitive Dev. District <input type="checkbox"/> Low Density <input checked="" type="checkbox"/>	
18. Water: <input type="checkbox"/> Central (Community system) <input checked="" type="checkbox"/> Individual On-Site <input type="checkbox"/> Public (Utility) Service Provider Name:  What is the estimated water demand for this project?  How will this demand be met? On-site Wells	
19. Wastewater: <input type="checkbox"/> Central (Community system) <input checked="" type="checkbox"/> Individual On-Site <input type="checkbox"/> Public (Utility) Service Provider Name:	
20. If a site plan please indicate gross floor area: n/a	
21. If a subdivision: <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Mixed Use	
22. If residential, indicated the number of number of Lots/units: 70 Gross Density of Project: 1.07 Net Density 0.82 Gross density should include wetlands and net density should exclude wetlands, roads, easements, etc..	

<p>23. If residential, please indicate the following:          Number of renter-occupied units: n/a          Number of owner-occupied units: 70 Single Family building lots</p> <p>Target Population (check all that apply):          Renter-occupied units  <input type="checkbox"/> Family  <input type="checkbox"/> Active Adult (check only if entire project is restricted to persons over 55)          Owner-occupied units  <input type="checkbox"/> First-time homebuyer – if checked, how many units  <input checked="" type="checkbox"/> Move-up buyer – if checked, how many units  <input type="checkbox"/> Second home buyer – if checked, how many units  <input type="checkbox"/> Active Adult (Check only if entire project is restricted to persons over 55)</p>	
<p>24. Present Use: % of Impervious Surfaces: 0          Square Feet: 0</p>	<p>Proposed Use: % of Impervious Surfaces: 0.19%          Square Feet: 550,066</p>
<p>25. What are the environmental impacts this project will have? There will be little if any environmental impacts for this site. The limits of the disturbed area will be confined to the proposed right of ways for the private streets and where the stormwater management pond is to be located. There are some trees located near the rear of the property and these will only be disturbed for septic and house placement.</p> <p>How much forest land is presently on-site? 9.97 ac    How much forest land will be removed? As required for septic &amp; house placement.          Or 0.15%</p> <p>Are there known rare, threatened, or endangered species on-site? <input type="checkbox"/> Yes    <input checked="" type="checkbox"/> No</p> <p>Is the site in a sourcewater (for example, an excellent groundwater recharge) protection area? <input type="checkbox"/> Yes    <input checked="" type="checkbox"/> No</p> <p>Does it have the potential to impact a sourcewater protection area? <input type="checkbox"/> Yes    <input checked="" type="checkbox"/> No</p>	
<p>26. Is any portion of construction located in a Special Flood Hazard Area as defined by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM)? <input type="checkbox"/> Yes    <input checked="" type="checkbox"/> No</p> <p>Will this project contribute more rainwater runoff to flood hazard areas than prior to development? <input type="checkbox"/> Yes    <input checked="" type="checkbox"/> No    If "Yes," please include this information on the site map.</p>	
<p>27. Are there any wetlands, as defined by the U.S. Army Corps of Engineers or the Department of Natural Resources and Environmental Control, on the site? <input checked="" type="checkbox"/> Yes    <input type="checkbox"/> No</p> <p>Are the wetlands:    <input type="checkbox"/> Tidal    Acres                                        <input checked="" type="checkbox"/> Non-tidal    Acres</p> <p>If "Yes", have the wetlands been delineated? <input type="checkbox"/> Yes    <input checked="" type="checkbox"/> No</p> <p>Has the Army Corp of Engineers signed off on the delineation? <input type="checkbox"/> Yes    <input checked="" type="checkbox"/> No</p> <p>Will the wetlands be directly impacted and/or do you anticipate the need for wetland permits? <input type="checkbox"/> Yes    <input checked="" type="checkbox"/> No    If "Yes", describe the impacts:</p> <p>Will there be ground disturbance within 100 feet of wetlands <input checked="" type="checkbox"/> Yes    <input type="checkbox"/> No</p>	

28. Are there streams, lakes, or other natural water bodies on the site? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<p>If the water body is a stream, is it: <input checked="" type="checkbox"/> Perennial (permanent) <input type="checkbox"/> Intermittent <input type="checkbox"/> Ephemeral (Seasonal)</p> <p>If "Yes", have the water bodies been identified? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Will there be ground disturbance within 100 feet of the water bodies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes", please describe : A proposed stormwater management pond will outfall to Phillips Branch. In addition, lots are proposed within 100 feet of the Branch but will not violate setback and buffer zone requirements.</p>
29. Does this activity encroach on or impact any tax ditch, public ditch, or private ditch (ditch that directs water off-site)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes, please list name:
30. List the proposed method(s) of stormwater management for the site: Stormwater management pond with the outfall to Phillips Branch
<p>Define the anticipated outlet location(s) for stormwater generated by the site (for example, perennial stream, tax ditch, roadside swale, storm drain system, infiltration, etc.): Phillips Branch</p> <p>Will development of the proposed site create or worsen flooding upstream or downstream of the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
31. Is open space proposed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," how much? 42.53 Acres Square Feet 1,852,607
<p>What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? Stormwater Management and typical lot open space</p> <p>Where is the open space located? Towards the rear of the property as a whole and each lot will have open space on it</p> <p>Are you considering dedicating any land for community use (e.g., police, fire, school)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
32. Does it border existing natural habitat or preserved (for example, an agricultural preservation district or protected State Resource Area) land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes," what are they?
33. Is any developer funding for infrastructure improvement anticipated? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes," what are they?
34. Are any environmental mitigation measures included or anticipated with this project? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>Acres on-site that will be permanently protected</p> <p>Acres on-site that will be restored</p> <p>Acres of required wetland mitigation</p> <p>Stormwater, erosion and sediment control, and construction best management practices (BMPs) that will be employed</p> <p>Buffers from wetlands, streams, lakes, and other natural water bodies</p>
35. Has any consideration been given to nuisance species (for example, mosquitoes or Canada geese)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
36. Will this project generate additional traffic? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

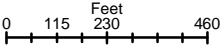
<p>36. How many vehicle trips will this project generate on an average weekday? A trip is a vehicle entering or exiting. If traffic is seasonal, assume the peak season 672 trips per day</p> <p>What percentage of those trips will be trucks, excluding vans and pick-up trucks? 0.9%</p>				
<p>37. If the project will connect to public roads, please specify the number and location of those connections. Please describe those roads in terms of number of lanes, width (in feet) of the lanes and any shoulders. SCR#303 which has 2 travel lanes that are 12' wide with no shoulder.</p>				
<p>38. Is any of the project's road frontage subject to the Corridor Capacity Preservation Program? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>				
<p>39. Please list any locations where this project physically could be connected to existing or future development on adjacent lands and indicate your willingness to discuss making these connections. none</p>				
<p>40. Are there existing or proposed sidewalks? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No; bike paths <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Is there an opportunity to connect to a larger bike/pedestrian network? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>				
<p>41. Is this site in the vicinity of any known historic/cultural resources or sites <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Has this site been evaluated for historic and/or cultural resources? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Will this project affect, physically or visually, any historic or cultural resources? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If "Yes," please indicate what will be affected (Check all that apply)</p> <p><input type="checkbox"/> Buildings/Structures (house, barn, bridge, etc.)</p> <p><input type="checkbox"/> Sites (archaeological)</p> <p><input type="checkbox"/> Cemetery</p> <p>Would you be open to a site evaluation by the State Historic Preservation Office? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>				
<p>42. Are any federal permits, licensing, or funding anticipated? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>				
<p>43. Will this project generate any solid waste or require any special permits within State agencies to the best of your knowledge?</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes, please List them:</p>				
<p>44. Please make note of the time-line for this project: April 2004 through November 2005</p>				
<p>I hereby certify that the information on this application is complete, true and correct, to the best of my knowledge.</p>				
<table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border-bottom: 1px solid black; text-align: center;">Signature of property owner or contract buyer</td> <td style="width: 50%; border-bottom: 1px solid black; text-align: center;">Date</td> </tr> <tr> <td style="width: 50%; border-bottom: 1px solid black; text-align: center;">Signature of Person completing form (If different than property owner)</td> <td style="width: 50%; border-bottom: 1px solid black; text-align: center;">Date</td> </tr> </table>	Signature of property owner or contract buyer	Date	Signature of Person completing form (If different than property owner)	Date
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This form should be returned to the Office of State Planning electronically at [Dorothy.morris@state.de.us](mailto:Dorothy.morris@state.de.us) **along with an electronic copy of any site plans and development plans for this site.** Site Plans, drawings, and location maps should be submitted as image files (JPEG, GIF, TIF, etc.) or as PDF files. GIS data sets and CAD drawings may also be submitted. A signed copy should be forwarded to the Office of State Planning, 540 S. DuPont Highway, Ste. 7, Dover, DE 19901. Thank you for this input. Your request will be researched thoroughly. **Please be sure to note the contact person** so we may schedule your request in a timely manner.

Preliminary Land Use Service (PLUS)

Double Eagle Farms  
2004-05-02

-  Project Area
-  Municipalities
- 2002 Land Use/Land Cover**
-  Residential
-  Commercial/Urban
-  Industrial
-  Trans./Comm./Utilities
-  Institutional/Governmental
-  Recreational
-  Agriculture
-  Scrub/Clear Cut
-  Forest
-  Water
-  Wetlands/Wet Woods
-  Beach/Sandy Area
-  Extraction/Transition

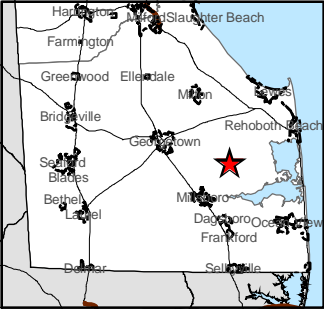


1:5,267













Produced by the Delaware Office of  
State Planning Coordination.  
[www.state.de.us/planning](http://www.state.de.us/planning)

NOTE: This site plan is derived from selected portions of CAD drawing data provided by the applicant as a DWG file. It is intended only to indicate the general layout of the proposed project.



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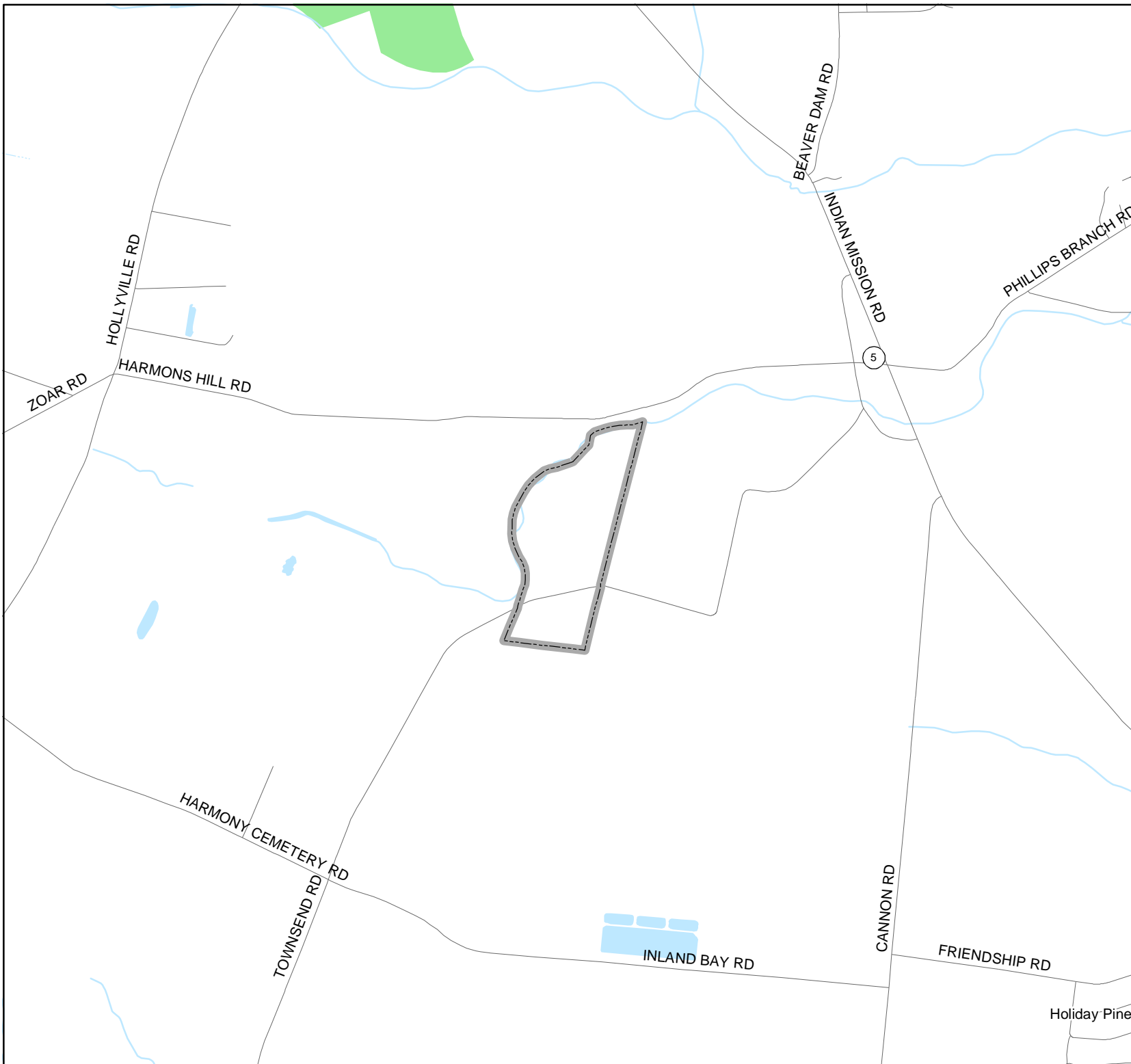
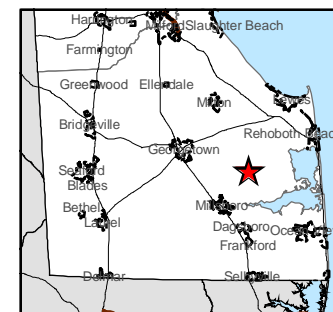
-  Project Area
-  Municipalities
-  Public-Owned
-  Ag District
-  Purchased Dev. Rights
- State Strategy Level**
-  Community
-  Developing Area
-  Secondary
-  Sensitive
-  Rural

0 450 900 1,800  
Feet

1:20,000



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2004-05-02

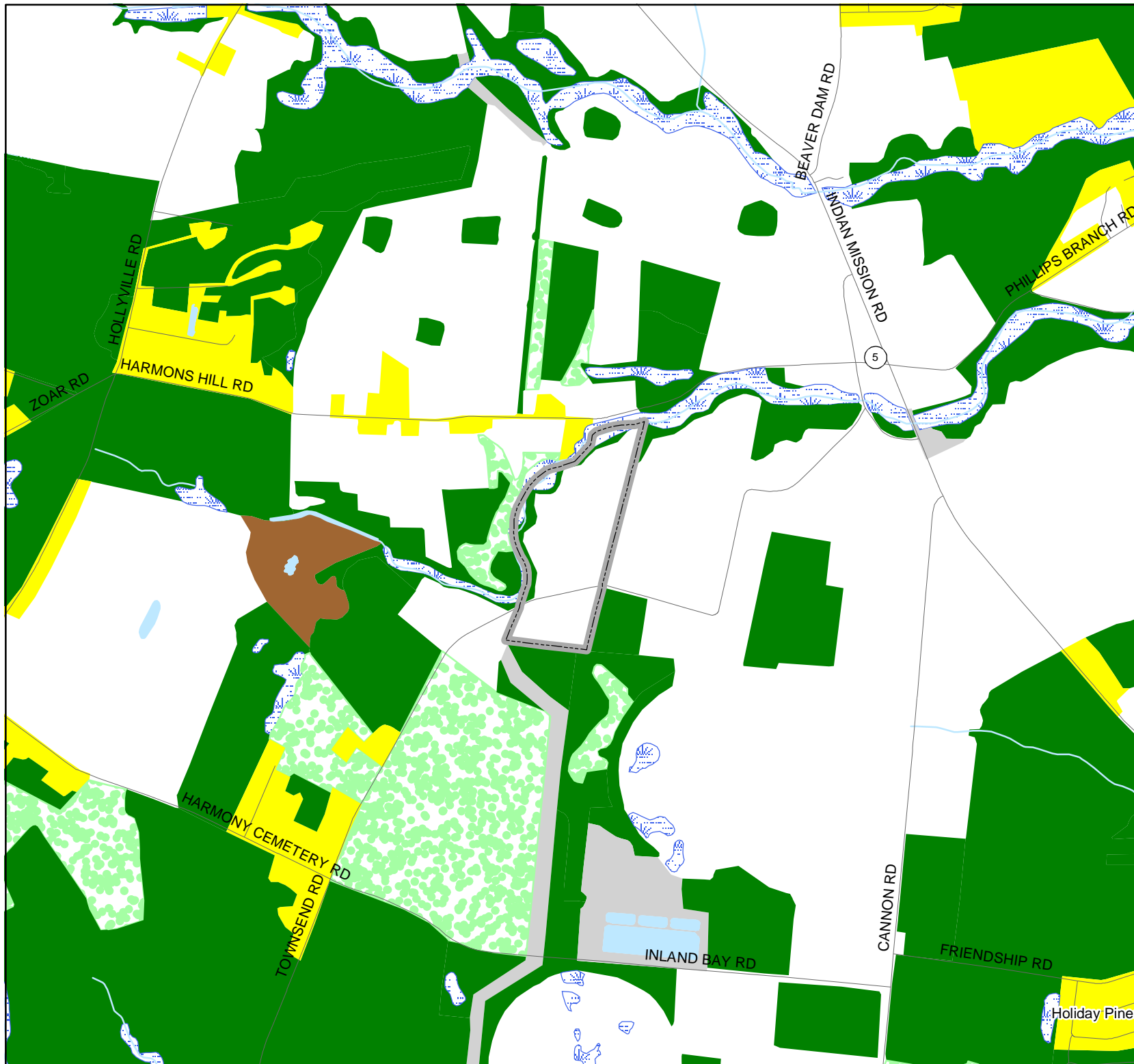
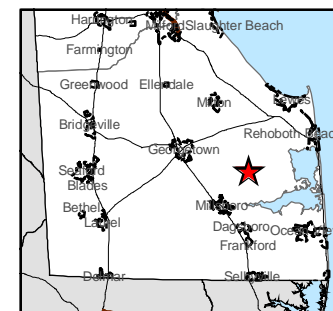
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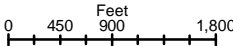


Preliminary Land Use Service (PLUS)

Double Eagle Farms  
2004-05-02

2002 False-Color  
InfraRed Orthophotography

-  Project Area
-  Municipalities



1:20,000



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